

PLACER COUNTY
REDEVELOPMENT AGENCY
MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Richard Colwell, Chief Assistant CEO – Redevelopment Director *R. E. Colwell*
James LoBue, Deputy Director
DATE: April 21, 2009
SUBJECT: Adopt a Resolution Approving the Report on the Progress of the North Lake Tahoe Redevelopment Project Area Implementation Plan in Accordance with Sections 33490(c) and (d) of California Community Redevelopment Law, Direct Staff to Incorporate Comments Received During the Public Hearing into a Progress Report, and Adopt Findings Pursuant to Section 33334.2 of the California Community Redevelopment Law.

ACTION REQUESTED

Adopt a resolution approving the report on the progress of the North Lake Tahoe Redevelopment Project Area Implementation Plan in accordance with Sections 33490(c) and (d) of the California Community Redevelopment Law (CRL), direct staff to incorporate comments received during the public hearing into a progress report, and adopt findings pursuant to CRL Section 33334.2.

BACKGROUND

CRL Sections 33490(c) and (d) state that at least once within the five-year term of each redevelopment implementation plan, the Placer County Redevelopment Agency (Agency) shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan for each redevelopment project area within the jurisdiction and evaluate the progress of the redevelopment project.

The current Five Year Implementation Plan for the North Lake Tahoe Redevelopment Project Area (Implementation Plan) was adopted by your Board on April 4, 2006. Since that time the Agency has engaged in numerous activities to remove blight, improve public facilities, stimulate community revitalization, and support the other goals of the North Lake Tahoe Redevelopment Plan. A few highlights of those activities include:

- Kings Beach Eastern Gateway Project – Agency acquisition, toxic contamination remediation, blighted structures demolition, relocation assistance, fencing, and development planning for six separate adjacent properties in the eastern gateway area of Kings Beach
- Swiss Mart – Agency acquisition, toxic contamination remediation, blighted structures demolition, fencing, and development planning for the Kings Beach Swiss Mart site

- Completion of a comprehensive market analysis and report entitled “Economic and Redevelopment Strategies for Kings Beach and Tahoe City”
- Ferrari Family/North Tahoe Partners Project – technical support and pre-development financing assistance for a designated Community Enhancement Program mixed-use project in Kings Beach
- BB, LLC Mixed-Use Development – technical support, Exclusive Negotiating Rights Agreement, and pre-development loan for a designated Community Enhancement Program mixed-use project in Kings Beach
- Domus Kings Beach Housing Now – technical support, Agency acquisition of four real properties, Exclusive Negotiating Rights Agreement, pre-development loan, and successful application for a \$3.3 million State Infill Infrastructure Grant for a designated Community Enhancement Program scattered sites affordable housing project
- Kings Beach Commercial Core Improvement Project – substantial technical and financing support for major roadway, water quality improvement facilities, public parking, and associated improvements for the Kings Beach Commercial Core Improvement Project
- Public Parking Lots – completion of the new Jackpine (Tahoe City) and Minnow (Kings Beach) public parking lots; property acquisition and initial planning for future Salmon and Deer-Rainbow public parking lots
- Tahoe City Public Facilities – financing assistance for the Tahoe City Heritage Plaza, sewer pump station installation, and Transit Center
- Financing of an affordable First Time Homebuyer Loan
- Gateway Signs – completed installation of the Kings Beach Gateway Monument Sign and completed design and permitting for two Tahoe City Gateway Monument Signs

A more complete description of the Agency’s activities and programs since adoption of the Implementation Plan is provided as an attachment.

Section 33334.2 of CRL provides that the Agency may use its tax increment housing set-aside funds outside of a project area if a finding is made by your Board that such use will be of benefit to the project area. The North Lake Tahoe Redevelopment Project Area (Project Area) is located within the jurisdiction of the Tahoe Regional Planning Agency (TRPA). New housing development in this Project Area has proven to be difficult because of extensive environmental protection measures and TRPA’s additional discretionary review. The production of affordable housing in the region has been noted in numerous studies as critically important to the community, such as in the previously mentioned EPS study and TRPA’s reports on Pathway 2007. The analysis has concluded that new workforce and affordable housing sited throughout the North Tahoe area would benefit each community in the area. It is therefore recommended that findings of benefit be approved to allow the use of redevelopment tax increment housing set-aside funds outside of the North Lake Tahoe Redevelopment Project Area.

Public Review

A public notice for this hearing was posted on March 20, 2009 in four locations within the Project Area. The public hearing notice was also published in the Sierra Sun for four consecutive weeks beginning March 25, 2009. In addition, the attached report was distributed and discussed

at the April 9, 2009 North Tahoe Regional Advisory Committee. Comments received at that meeting will be presented at your Board meeting.

ENVIRONMENTAL

The proposed administrative actions do not constitute projects and are exempt from environmental review under the California Environmental Quality Act per Guidelines Section 15378(b)(3).

FISCAL IMPACT

These are administrative actions. There is no impact to the Agency budget. The actions do not approve any specific projects, programs, or expenditures.

RECOMMENDATION

Adopt a resolution approving the report on the progress of the North Lake Tahoe Redevelopment Project Area Implementation Plan in accordance with CRL Section 33490(c) and (d), direct staff to incorporate comments received during the public hearing into a progress report, and adopt findings pursuant to CRL Section 33334.2.

Attachments:

Resolution

Report on North Lake Tahoe Redevelopment Project Area Five Year Implementation Plan

cc: Karin Schawb, Agency Counsel

**Before the
Redevelopment Agency Board of Directors
County of Placer, State of California**

In the matter of:

Approval of the report on the progress of the North Lake Tahoe Redevelopment Project Area Implementation Plan in accordance with Sections 33490(c) and (d) of the California Community Redevelopment Law, direct staff to incorporate comments received during the public hearing into a progress report, and adopt findings pursuant to Section 33334.2 of the California Community Redevelopment Law.

Resol. No:.....

Ord. No:.....

First Reading:

**The following Resolution was duly passed by the Redevelopment Agency Board
of the County of Placer at a regular meeting held _____,**

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

**Attest:
Clerk of said Board**

Chair, Agency Board

WHEREAS, the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area (Project Area) was adopted by the Placer County Board of Supervisors on July 16, 1996 by Ordinance No. 4753-B and as subsequently amended from time to time and

WHEREAS, California Community Redevelopment Law Section 33000 et seq. as set out in Section 33490 requires redevelopment agencies to adopt implementation plans which include the goals of the redevelopment plans, the proposed programs, projects, and expenditures for the next five years and demonstrate how implementation of the proposed programs and projects would alleviate blighting conditions in the project areas. The implementation plans shall also include the redevelopment agencies' information regarding the affordable housing programs and specify targeted income, housing production, and replacement housing requirements.

WHEREAS, the North Lake Tahoe Redevelopment Project Area Five Year Implementation Plan (Implementation Plan) was adopted on April 4, 2006 and covers the period from 2006 to 2011;

WHEREAS, California Community Redevelopment Law Section 33334.2 requires that not less than twenty percent (20%) of all taxes that are allocated to the Redevelopment Agency (Agency) from the Project Area be used by the Agency for the purposes of increasing, improving, and preserving the community's supply of housing available at an affordable cost to persons and families that are very low-, low-, or moderate-income;

WHEREAS, California Community Redevelopment Law Sections 33490(c) and (d) require the Agency to conduct a public hearing and hear public testimony for the purpose of reviewing the Redevelopment Plan goals and the Five Year Implementation Plan to evaluate the progress in the Project Area;

WHEREAS, California Community Redevelopment Law Section 33334.2 provides that the Agency may use its housing funds outside of the Project Area if a finding is made by the Agency and Agency Board that such use will be of benefit to the Project Area; and

WHEREAS, the Agency has conducted a duly noticed public hearing regarding the foregoing matters.

NOW, THEREFORE, BE IT RESOLVED by the Placer County Redevelopment Agency Board:

1. Signify completion of the public hearing on the progress of the Project Area and Implementation Plan in accordance with California Community Redevelopment Law Sections 33490(c) and (d).
2. Direct staff to incorporate comments received during the public hearing into a progress report.
3. Approve the finding that the use of tax increment revenue allocated from the Project Area for the purpose of increasing, improving, and preserving the community's supply of housing affordable to persons and families that are very low-, low- or moderate-income by funding projects located outside of the Project Area, but within other portions of the County's jurisdiction, will be of benefit to the Project Area and such allocation is hereby approved.
4. This resolution shall become effective immediately upon adoption.